

Section 48

MANUFACTURED HOMES ON INDIVIDUAL LOTS

Sections:

- 48.010 Intent.**
- 48.020 Application.**
- 48.030 Acceptable Similarity in Exterior Appearance and Construction.**
- 48.040 Approval Process.**

48.010 Intent.

A. It is the intent of this section to allow manufactured homes, as defined herein, in specified zoning districts in which similar one-family dwellings constructed on the site are permitted subject to requirements and procedures set forth herein to assure acceptable similarity in exterior appearances between such manufactured homes and dwellings that have been or might be constructed under these and other regulations on adjacent lots in the same district or area. It is the intent of this section to permit only those manufactured homes certified as meeting the National Manufactured Housing Construction and Safety Standards of the U.S. Department of Housing and Urban Development.

Amended Resolution 2001-09

48.020 Application.

A. Material to be Supplied. One copy of the application for the proposed manufactured home on the individual building lot shall be submitted to the planning director in conjunction with the application for a building permit for the building foundation. The application shall include all information as deemed necessary by the zoning administrator to make determinations as to conformity with subsection 48.030 below, and it shall include a minimum of:

1. Color photographs of all sides of the manufactured home, of the nearest existing residences or other grounds or buildings on each side of the proposed site, and of existing residences or grounds fronting upon the same street as the proposed site and opposite thereto, and also including those within one hundred fifty feet of each corner of the proposed site.
2. Description of siding and roofing material in sufficient detail as to make possible determination as to its appearance and durability.

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48.030 Acceptable Similarity in Exterior Appearance and Construction.

A. Standards for Determination. The following standards shall be used in determinations of acceptable similarity in appearance and construction between manufactured homes with permanent foundation and residences constructed on the site to assure that such manufactured homes will be compatible in appearance with site-built housing that has been or may be constructed in adjacent or nearby locations.

Amended Resolution 2001-09

1. No manufactured homes shall have fenestration or other features, or use colors or color combinations that will be incompatible in the residential neighborhood.
2. The roof shall have sloping lines with eaves, such as gable, mansard and shed style roofs or shall be compatible with conventionally built homes in the surrounding areas. The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run. Minimum distance from eaves to ridge shall be ten feet (10').
3. The roofing material shall be shake, tile, composition shingle, or other materials commonly found on conventionally built homes in the surrounding areas.
4. The exterior covering material shall be similar or closely compatible to that found on conventionally built residential structures in the surrounding area. Reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
5. The exterior covering material shall extend to the ground. If a solid concrete or masonry perimeter foundation is used, the exterior covering material shall extend below the top of the foundation.
1. The exterior covering and roofing materials of the garage(s), carport(s) and accessory buildings shall be compatible with the materials on the manufactured home.
7. The finished floor shall be a maximum of twenty-four inches (24") above the exterior finished grade of the lot, or similar to the conventionally built homes in the surrounding area.
8. The manufactured home shall be so located on the lot that the portion nearest the principal street frontage is at least thirty-four feet (34') in total length when measured as a line parallel to the street. Such dimension shall be measured from outer extremities, including eaves, and shall include any additions to the main body of the manufactured home, such as living or recreation rooms, garages, carports, utility rooms, and the like, the front portions of which are within ten feet (10') of the front of the main body of the manufactured homes.
9. Manufactured homes on permanent foundations shall meet all property development standards for the zone in which they shall be located. These standards include, but are not limited to: lot area and dimension; area per dwelling unit; front, rear and side yard setbacks; building height, lot coverage, accessory buildings; and off-street parking.
10. Manufactured homes shall be approved for location on individual building lots only if they have been certified as meeting the National Manufactured Housing Construction and Safety Standards of the U.S. Department of Housing and Urban Development.

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48.040 Approval Process.

A. Actions by planning director. Upon receipt of an application as required by subsection 48.020 above, the planning director shall make a decision to approve or disapprove of the application within fifteen (15) days, or he may make referral to the planning board. Referrals to the planning board shall be placed on the agenda for its regular meeting. Within five (5) days after receipt of recommendations from the

planning board, the planning director shall make a determination as to conformity with this section, notifying the applicants of approval or disapproval. In the case of disapproval, the reasons therefore shall be stated in writing.